



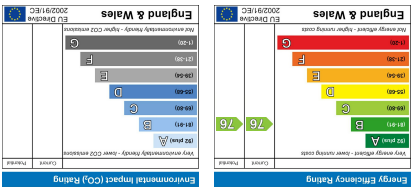
gibson lane

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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

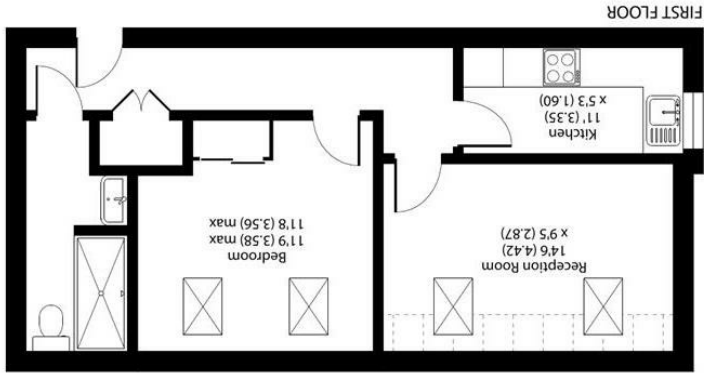
Redress: We hold independent redress with Property Redress



Approximate Area = 462 sq ft / 43 sq m
Including Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 483 sq ft / 44.9 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential).
Produced for Gibson Lane, REF: 1286146
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Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





Guide Price £300,000

- Top Floor Spacious Flat
- Separate Fully Fitted Kitchen With Integrated Appliances
- 1 Double Bedroom
- Modern Tiled Bathroom With Shower
- Allocated Parking Space For 1 Car
- Communal Gardens
- Short Walk To Kingston Town Centre & Train Station
- EPC Rating - C
- Service Charge £990 p.a. Ground Rent £150 p.a.
- 100 Years Remain on Lease

Tenure: Leasehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Gibson Lane proudly presents to the market a lovely top floor one bedroom flat located just a short walk from Kingston town centre. The property provides ample living space which includes a spacious reception room, separate fully fitted kitchen with integrated appliances, double bedroom and bathroom with stand-in shower. External benefits to this excellent flat include communal gardens and an allocated parking space. Being a short distance from Kingston town centre this property has all amenities on its doorstep and Kingston train station within 10 minutes walk which offers great links to Waterloo & Central London. Photos taken pre tenancy.



Situation

Roberts Lodge is a lovely block comprising of 8 flats which is situated in Portland Road, a sought-after residential road moments from Kingston town centre. The property is well located for green space with Athelstan Recreation Ground and playground a short distance away. Kingston Town centre is approximately 1/2 a mile away with Kingston station under 10 minutes walk. Surbiton train station is also within close proximity, providing fast and frequent 18 minute one-stop services to London Waterloo.

